



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

April 23, 2018

9:30

Calendar No. 18-75:

3910 Clinton Avenue

Ward 3

Kerry McCormack

18 Notices

Daniel McKenna, owner, proposes to construct a single family residence in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that the permitted maximum gross floor area can be equal to $\frac{1}{2}$ of the lot area or in this case 2,453 square feet; the proposed floor area is 4,669 square feet maximum gross floor
2. Section 357.09(b)(2)(B) which states that an interior side yard shall be no less than $\frac{1}{4}$ of the height of the Building or in this case 9 feet; proposed interior side yards are three (3) feet and five (5) feet. (Filed March 21, 2018)

9:30

Calendar No. 18-76:

2221 W. 20 Street

Ward 3

Kerry McCormack

12 Notices

Leigh Fox, owner, proposes to build a multi-family residence in a B1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04 which states that the maximum gross floor area allowed is 3631.50 square feet and the proposed gross floor area is 3718 square feet.
2. Section 357.09(b)(2)(A) which states that in Residence Districts other than Limited One Family Districts, no building shall be erected less than 10' from main building on an adjoin lot within such Residence Districts; proposed distance is 7'-2".
3. Section 357.09(b)(2)(C) which states that in Multi-Family districts no interior side yard, shall be less than 8'; proposed side yard is 3'.
4. Section 357.13 which states that an air conditioning unit is not a permitted interior side yard encroachment. (Filed March 28, 2018)

9:30

Calendar No. 18-77:

3245 West 61 Street

Ward 3

Kerry McCormack

19 Notices

Lindsay Perez, owner, proposes to keep a miniature horse on a 5,000 square foot lot in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 345.03(c)(17) which states that keeping of horses is first permitted in a Semi-Industry District.
2. Section 347.02(c)(3) which states that no horses shall be kept on a property except in areas specifically designated for keeping such animals. (Files April 2, 2018)

POSTPONED FROM MARCH 19, 2018

9:30

Calendar No. 18-33:

5805-5813 Hough Avenue

Ward 7

Basheer Jones

8 Notices

Sterling Pettway, owner, proposes to establish use as a fence contracting company with outdoor storage and to install an 8 foot tall chain link fence D2 Multi-Family Residential District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 345.03(c)(33) which states that warehouse and outdoor storage use is first permitted in Semi Industrial District. Any material stored in unenclosed premises to a height greater than 4 feet above the grade level shall be a surrounded by a substantial 7 foot high wall or fence erected to observe all required building lines and chain link fence proposed.
2. Section 349.01 which states that a parking area in amount of 15% of the gross lot area is required and no off street parking proposed.
3. Section 349.07 which states that all vehicle maneuvering areas shall be paved and drained within the lot. Only one driveway shall be permitted for each 100 feet of frontage. No driveway shall be so located that there would be less than 15 feet between the point of tangency of the driveway apron radius and the outside crosswalk the proposed new driveway is directly adjacent to the crosswalk.
4. Sections 352.08 through 352.11 which state that eight feet of landscaped transition strip is required where a Semi-Industry District would abut a Multi-Family District. Installation is required of screening with 75% or greater opacity of sufficient height to conceal uses specified herein (outdoor storage) from view from the ground floor level on adjoining properties and from the street and no landscaping proposed.
5. Section 358.04 which states that in residential districts, fences in actual front yards and in actual front yards and in actual side street yards shall not exceed 4 feet in height. Fences in actual rear yard and actual interior side yard shall not exceed 6 feet in height.
6. Section 358.04(b) which states that in residential districts, only ornamental fences shall be installed in actual front yards. (Filed January 26, 2018)

9:30

Calendar No. 17-358:

5809 Hough Avenue

Ward 7

Basheer Jones

8 Notices

Sterling Pettway, owner, proposes to install an (8) eight feet tall chain link fence in a D2 Multi-Family Residential District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that fences in actual front yard and in actual side street yards shall not exceed four (4) feet in height

2. Section 358.04(b) which states that in Residential Districts, only ornamental fences, as defined herein, shall be installed in actual front yards and in actual side street yards if located within four (4) feet of the side street property line. The Board of Zoning Appeals may however permit a chain link fence if the Board determines that such fence is common in the immediate vicinity of the subject property. (filed December 4, 2017-Testimony Taken)

9:30

Calendar No. 17-359:

5813 Hough Avenue

Ward 7

Basheer Jones

8 Notices

Sterling Pettway, owner, proposes to install an (8) eight feet tall chain link fence in a D2 Multi-Family Residential District. The owner appeals for relief from the strict application of Section of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that fences in actual front yard and in actual side street yards shall not exceed four (4) feet in height
2. Section 358.04(b) which states that in Residential Districts, only ornamental fences, as defined herein, shall be installed in actual front yards and in actual side street yards if located within four (4) feet of the side street property line. The Board of Zoning Appeals may however permit a chain link fence if the Board determines that such fence is common in the immediate vicinity of the subject property. (filed December 4, 2017-Testimony Take)
SECOND POSTPONEMENT MADE AT THE REQUEST OF THE COUNCILMAN TO ALLOW HIM TIME TO MEET WITH THE APPELLANT. POSTPONED AT THE REQUEST OF THE BOARD TO ALLOW TIME FOR THE APPELLANT TO MEET WITH THE CITY PLANNER ABOUT THE PROPOSED STORAGE USE.